AFTER RECORDING, RETURN TO: Larry DeSpain and Lorain Despain, Trustees c/o Lam Law Office PC 111 N. 7th St Klamath Falls, OR 97601 2025-002003 Klamath County, Oregon



03/20/2025 01:48:00 PM

Fee: \$82.00

Until requested otherwise, send all tax statements to: **Larry G. DeSpain and Lorain J. DeSpain** 3114 Boardman Ave. Klamath Falls, OR 97603

WARRANTY DEED

Larry G. DeSpain and Lorain J. DeSpain, "Grantors," hereby conveys, grants, sells and warrants, to Larry G. DeSpain and Lorain J. DeSpain, trustee of the LARRY AND LORAIN DESPAIN JOINT REVOCABLE LIVING TRUST, UAD 2/9/20252025, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, situated in Klamath County, State of Oregon, free of encumbrances except for matters of public record:

Lot 9 in Block 3 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEES AND GRANTEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0 per trust agreement.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

LARRY G. DESPAIN

an

LORAIN J. DESPAIN

STATE OF OREGON) SS. County of KLAMATH) The foregoing instrument was acknowledged before me <u>BONNIE A. Lam</u> (Name of Notary) this <u>19</u> day of <u>March</u> 2025 by Larry G. DeSpain and Lorain J. DeSpain. 2025 by Larry G. DeSpain and Lorain J. DeSpain. Notary P blic for Oregon My Commission Expires: <u>3/15/2027</u>